

\$949,900 - 190 Baywater Way Sw, Airdrie

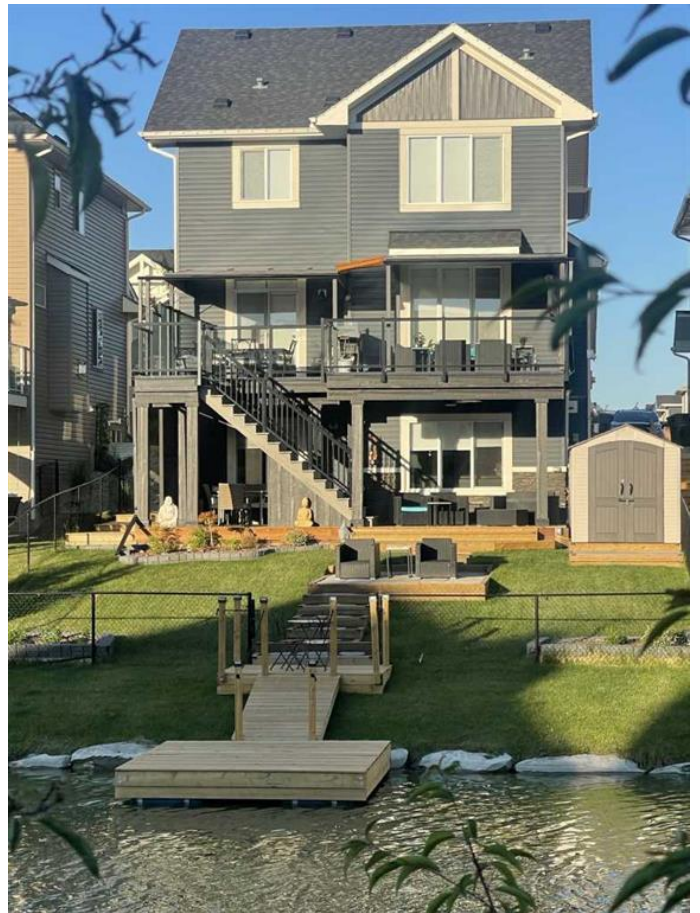
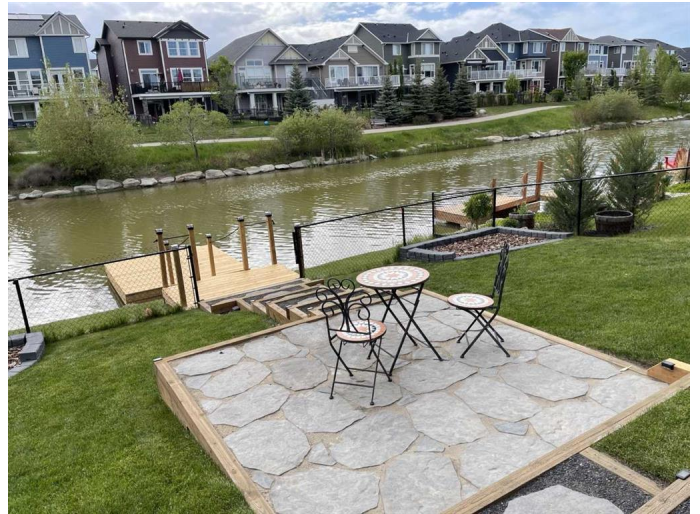
MLS® #A2206647

\$949,900

5 Bedroom, 4.00 Bathroom, 2,030 sqft
Residential on 0.12 Acres

Bayside, Airdrie, Alberta

.O*P*E*NH*O*U*S*E**SUNDAY JULY 6
** 12PM - 2PM** Nestled in the picturesque and convenient city of Airdrie, this luxury 2-storey home boasts 5 spacious bedrooms, 4 bathrooms, & stunning canal-front views with a private dock. Fully renovated & meticulously maintained, this home is perfect for those seeking modern elegance & superior craftsmanship. Key Features: Freshly painted, new granite countertops/appliances inc. dual fuel electric/gas stove, fridge w ice/water, plus new sink, faucet, & bar/wine fridge, floating shelves, & cabinet lighting in main kitchen. Hardwood flooring & LVP - no carpet for a modern/clean look. Central air conditioning/hot water tank are 1 year old, w furnace recently serviced/cleaned & washable filter, plus programmable thermostat to ensure lowest op costs. New light fixtures & remote control ceiling fans. Cozy natural gas fireplace w electric blower in main living room & three electric fireplaces w blowers in bedrooms & bonus room. Professionally finished garage w epoxy floor, insulation, drywall, paint, & mezzanine storage. The Home Theatre located in bonus room features a 75" LED TV & surround sound. Modified garage landing w second fridge & freezer, & under-stair storage on roller trays. The walk-out basement was professionally developed as a mother-in-law suite w granite surfaces, LVP, S/S induction stove, microwave/hood fan, fridge w water/ice, & washer/drier. All construction inspections were completed as an



in-law suite, but is not technically not
legal to be publicly rented. The suite
can also be easily modified to a bar/social area
by removing the stove/hood-fan & inserting the
pre-made pantry. All new landscaping
features irrigation, garden blocks, flagstones,
private dock, & extra-large vinyl garden shed.
Enjoy outdoor living w new oversized deck
featuring entertainment/privacy wall, fireplace,
glass railings, & upgraded Tufdeck vinyl plank
flooring. New exterior stairs are finished with
PVC planking & main floor covered deck has
custom roll-down outdoor patio/privacy
screens, & 2 privacy walls for year-round
enjoyment. Relax by the outdoor firepit area by
your own private dock or unwind on the
expanded basement deck with covered roof,
under-stair storage & privacy wall, combined w
solar garden lights & programmable LED
"Christmas" lights to add to the evening
ambiance. There is an additional parking pad
in the front yard & custom built side entrance
with stairs/railing/lighting. New cabinetry was
installed in the upper-level laundry & additional
cabinet/sink on the main floor bath for
improved functionality. This stunning home is
truly a one-of-a-kind gem, with over \$300,000
recently spent to make sure all is showroom
quality. Whether you're relaxing on your
private dock, hosting friends on the massive
decks, or enjoying the comfort of your all new
interior, you can live a lifestyle of luxury &
convenience.

Built in 2016

Essential Information

MLS® #	A2206647
Price	\$949,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	2,030
Acres	0.12
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active



Community Information

Address	190 Baywater Way Sw
Subdivision	Bayside
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B3V5

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front
# of Garages	2
Is Waterfront	Yes
Waterfront	Canal Access, Canal Front

Interior

Interior Features	Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, Walk-In Closet(s), Breakfast Bar, Central Vacuum, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator, Bar Fridge
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Electric, Gas, Living Room, Basement, Family Room, Other
Has Basement	Yes
Basement	Finished, Exterior Entry, See Remarks, Suite, Walk-Out

Exterior

Exterior Features	BBQ gas line, Dock
Lot Description	Back Yard, No Neighbours Behind, Gazebo, See Remarks, Waterfront
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 27th, 2025
Days on Market	97
Zoning	R1

Listing Details

Listing Office	CIR Realty
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